

LEHIGH ACRES ARCHITECTURAL, PLANNING & ZONING REVIEW BOARD

Meeting Agenda –May 28, 2020

5:30 pm

Virtual Meeting

Call to Order 5:30 pm

Roll Call: Inke Schirmacher, Thomas Pfuner, Mohamed Yasin, Tami Baker, Mike Cook, Ernie Rolon

Excused: Ester Andalia, Deputy Kirk Patrick, Claude Spellman,

Consulting: Ken Bennett

Minutes: Melissa Barry

Public attendance: None

Public Comments on non-agenda items: None

Approval of Agenda: Motion to approve by

Motion passed

Approval of February: Motion to approve Thomas Pfuner, 2nd by Tami Baker

Motion passed

New Project Reviews

- A. Request for Amendment the existing zoning approval for Village on the Lake/Town Lakes: 1121 Village Lake Boulevard, Lehigh Acres, FL 33972. The applicant is requesting an Amendment to allow a Lee Tran park and ride facility on a 3 acres parcel located on the south side of Village Lakes Boulevard. Project is presented by Gary Muller, AICP with Johnson Engineering, Inc.

Gary Muller- With me tonight are Dawn, and Levi , we are here tonight to get your input for Lee Tran. The subject property is a 3 acres parcel. It is located on the south side of Village Lakes Boulevard and approximately 200 feet west of Williams Ave. the property is currently owned by Lee County and zoned Community Facility Plan Development (CFPD) and Residential Plan Development (RPD). The zoning was originally approved as part of the Villages of Lehigh Development back in 1995. The purposed amendment requested up station and parking rise. Did everyone receive the exhibit 2? (Yes). The first one is from LeeTran and how it will improve service to Lehigh acres. The existing trans service is provided by LeeTran 110 which connects Lehigh Acres to the rest of the county. The current transfer station is currently at Homestead and it provides a connection to route 515 which also provided service to the Leeland Heights and Joel corridors. Why is this needed? LeeTran does an evaluation every ten years and this shows that Lehigh Acres needs a park and ride. The Homestead Rd location is not conducive for a park and ride facility. The reason is property was chosen was this property is centrally located in Lehigh Acres and it is

located on County property. It is also adjacent to the County Park on Williams. The expansion of the park will allow for shared parking and restrooms between the two. Once the facility is constructed it will be able to host a new mobility on demand pilot program which will replace the old 515 and provide hub to curb, curb to hub service within a 42 square mile service area. This is to help increase riding and promote commuting in Lehigh Acres. The entrance is off of Village Lakes Boulevard and it lines up with the existing driveway to the north. It has a bus loop with four cover areas and 47 parking spaces. The mobility on demand will expand to 42 square miles. The second exhibit has concept altered a little bit, we were able to maximum the total amount of parking and this shows 97 spaces. The plan also shows the buffering, retention, open space, pedestrian walking connection to surrounding property. So this just provides more detail – we decided to do the more aggressive plan because it is a lot easier to get approval for to go backwards instead of the other way around.

Inke Schirmmacher – I like the location and it is close to Herod Pond. Will the four shelters that are there and the amount of people you are expecting will that be enough? 2) This there something for bikes? 3) With the property next to this which is not owned by Lee County and it has a lot of vegetation grown what are your plans for lighting?

Responses to Inke – with mobility on demand and past history, we anticipate and increase by 9%. With Lehigh, density in residential, but this location is centrally located and something we look at now and in the future. 2) Yes, for both the bikes and shelters both of those are preliminary and both of those can be increased. 3) The lighting is usually addressed during a development order process and will we take that into consideration. LeeTran will be providing security during the business hours and we will have security cameras there as well.

Thomas Pfuner – No questions at this point

Tami Baker – Only comment is does anyone at LeeTran know if there is anything in the works to do an expansion for the Lenoard Blvd and 23rd area. There is nothing over there and there are lot of people who could use it over there.

Levi's responses to Tami – The mobility on demand it actually encompasses that area. (He looked this up on his computer) We look for density and there is a whole lot of density on Lee Boulevard, Leeland Heights, and Joel. We believe that this mobility on demand will help with those lower density areas. The demand has not shown up in any of our research. The Leonard area has not reached its full density and LeeTran is limited on funds so we have to put on main roads.

Mohamed Yasin – Very excited about this project.

Mike Cook – No questions at this point. Good location and a need in that area.

Ernie Rolon – Perhaps we can have more input on where to put these in the future as a community.

Response to Ernie – This site worked because the county already owned the land and it was next to a park.

Motion to approve by Tami Baker, 2nd by Mohamed Yasin

Motion passed

- B. Request for Approval of Site Development for KNN Trucking Corp. 406 Owen Ave North, Lehigh Acres, FL 33971. The applicant is requesting on Approval for Site development for daily operations. Project is presented by Wilson A. Garcia, P.E. with CES, Inc.

Wilson A. Garcia – This will be the operation site for KNN Trucking Corp. The location is 406 Owen Ave North. The access for the property is Owen street and the area of the parcel is 1.35 acres. The area is already zoned for light industrial. We just did the submittal for Lee County and they are starting to process it. This will be done in two phases – the first phase will be all the infrastructure and the park lots, water, landscaping. And phase two will be a metal building for the truck maintenance. We are having submitted with FUGA and Lehigh Acres Municipal district.

Questions from the Board.

Inke Schirmmacher – I would recommend a wireless security camera there. The steel building – what color will it be? 2) What about signage?

Responses to Inke – The steel building has special paint and we have not looked into it. 2) this is just for our trucks. No renting.

Thomas Pfuner – No questions at this point

Tami Baker – Only thing I want to address is the east side will be facing residential and it they could be something decorative there.

Responses to Tami – We will a chain link fence, netting and landscaping there. We will take care of that.

Mohammed Yasin – Only concern I have is about environmental because you have the trucks. The oils and

Responses to Mohamed 1) The building will be used mostly for storage. When I do maintenance on the trucks I take them out to the mechanics. The steel building is more like an office, bathroom and storage for parts.

Mike Cook – We will look at when we get the plans and the oil drainage.

Ernie Rolon – Good to go.

Motion to approve by Mohamed Yasim 2nd by Ernie Rolon.

Motion passed

Old Business

New Business

- A. June Meeting? – LAMSID is still virtual board meeting for June. We will play it by ear for the next few months.

- A. Board Member Comments – None

Motion to adjourn made by – 2nd

Meeting adjourned @ 5:41 pm